



The following table summarizes all the relevant Board actions as this project has proceeded:

Date:	Meeting type	Meeting Minutes Item:
3/12/2015	Regular	Price, Postel, Parma gave price of \$7,500 to update. Craig will obtain other bids.
4/9/2015	Regular	Price, Postel, Parma gave price of \$7,500 to update. Craig spoke with a few firms – Lowenthal; Ballentyne; and Chip Oxtan. No action taken. James will resend the gov docs to Board.
5/15/2015	Regular	Price, Postel, Parma gave price of \$7,500 to update. Craig has spoken with other attorneys. Tabled.
6/11/2015	Regular	Craig has spoken with about 7 attorneys and recommended The Egenolf Group. Their proposal for a flat \$4K fee with a deposit of \$2K. Joe moved & Jaime seconded to accept their proposal. Unanimous
7/9/2015	Regular	Board confirmed to proceed with the Egenolf Group and authorized to pay them \$2K as a deposit.
8/13/2015	Regular	Board to review governing documents
9/10/2015	Regular	Tabled for now.
10/8/2015	Regular	Tabled for now.
11/12/2015	Regular	Tabled for now.
12/17/2015	Regular	tabled for now. Special board meeting to discuss this topic scheduled for 2/8/16, at 6PM, at Meeting Room.
1/14/2016	Regular	(special board meeting on 2/8/16 @ 6PM @meeting room); James to provide hard copy of existing governing documents to those board members in need.
2/8/2016	Bonus	Board members discussed differences in drafts. Comparing definitions and terms of the current governing documents to those of a new document provided by an attorney.
2/11/2016	Regular	in process of updating
2/22/2016	Bonus	Board members discussed differences in drafts. Comparing definitions and terms of the current governing documents to those of a new document provided by an attorney. Board agreed to allow Cathy and Craig to draft their version of definitions and then to present their version to the Board for approval.
3/10/2016	Regular	process of reviewing and updating by Board.





3/24/2016	Bonus	Board discussed, evaluated and reviewed Introductory recitals and Article I (definitions). Board accepted text with minor modifications. Some text was flagged for further review by attorney. To continue with this progress, Board agreed to hold a dedicated 1-hour session on CC&R revision after the regular Board meeting on April 14.
4/14/2016	Regular	in process of updating
5/12/2016	Regular	in process of updating
6/9/2016	Regular	Board to make individual "wish list" to be reviewed next meeting.
7/14/2016	Regular	Board to make individual "wish list" to be reviewed next meeting.
8/11/2016	Regular	Tabled.
9/8/2016	Regular	discussed rentals v. owner occupied
10/13/2016	Regular	in progress.
11/10/2016	Regular	Craig has been talking to lawyer, she's revising the draft.
12/8/2016	Regular	Lawyer making revised draft.
1/12/2017	Regular	in progress.
2/9/2017	Regular	in progress.
3/9/2017	Regular	in progress.
4/13/2017	Regular	in progress.
5/11/2017	Regular	in progress.
6/8/2017	Regular	in progress.
7/13/2017	Regular	in progress.
8/10/2017	Regular	in progress.
9/14/2017	Regular	in progress.
10/12/2017	Regular	in progress.
11/9/2017	Regular	Tabled.
12/14/2017	Regular	no action.
1/11/2018	Regular	in progress.
2/8/2018	Regular	in progress.
3/8/2018	Regular	in progress.
4/12/2018	Regular	in progress.





5/10/2018	Regular	in progress.
6/14/2018	Regular	in progress.
7/12/2018	Regular	in progress.
8/9/2018	Regular	in progress.
9/13/2018	Regular	in progress.
10/11/2018	Regular	in progress.
11/8/2018	Regular	in progress.
12/13/2018	Regular	in progress.
1/10/2019	Regular	in progress.
2/14/2019	Regular	in progress.
3/14/2019	Regular	in progress.
4/11/2019	Regular	in progress.
5/9/2019	Regular	James got two proposals from attorneys (Adams Stirling & Price, Postel, Parma,) for board to review.
6/13/2019	Regular	Joe motioned to allow Craig to talk to Adam-Sterling. Howard seconded with addendum of asking will they send someone to the meeting to talk to us personally. Unanimous. Chris would like to see a third proposal and will obtain one.
7/11/2019	Regular	Joe moved to accept Adam Sterlings "premium plan" for \$6,800 with additional restatement charges (\$1,140 - \$1,710). Howard seconded. Unanimous.
8/9/2019	Regular	special board meeting 8/26/19, at 3:30PM, at 7610 Meeting Room to solely discuss topic.
8/26/2019	Bonus	Board reviewed, discussed, and answered questionnaire from Adams-Stirling, Law Firm. Notes will be given to them to draft proposed CC&R's. Board will finish up questionnaire at next regular board meeting (9/12/19).
9/12/2019	Regular	special board meeting 9/16 @4pm
9/16/2019	Bonus	Board reviewed, discussed, and finalized Restatement Questionnaire for Adams Stirling. Craig will submit draft.
10/10/2019	Regular	in progress.
11/14/2019	Regular	in progress.
12/12/2019	Regular	in progress.





1/9/2020	Regular	in progress.
2/6/2020	Regular	Told 6-10 weeks to update Governing Documents, it's been 17 weeks. Craig is working on it.
3/12/2020	Regular	in progress.
4/9/2020	Regular	Some issues with draft like ban on smoking and issues with renting, lawyer needs to redo first draft
5/14/2020	Regular	Assigned new attorney. Board discussed rentals. Howard moved to tell attorney to allow 30% of units to be rentals, must have at least 12 month rental agreement and owner must occupy unit for at least the first year. No short term/ vacation rentals. Chris seconded Unanimous.
6/11/2020	Regular	Board discussed rentals and issues with attorney, will have a special meeting to discuss rentals Wednesday June, 17th at 3:00pm, by Bldg 7610.
6/17/2020	Bonus	Chris moved & Colin seconded to accept the draft that Adams-Stirling sent in March. 3 Yes, Craig abstained.
7/9/2020	Regular	Board will have comments on Google Docs by next meeting
8/13/2020	Regular	Chris moved to approve the CC&R's amendment reducing 75% -> over 50%. Howard seconded. Unanimous. Chris motioned for approval of the draft ballot as provided by Adams Stirling to vote to amend CC&R's. Colin second. Unanimous.
9/10/2020	Regular	Only 75 ballots received so far.
10/8/2020	Regular	120 ballots received. Not enough to count. Delayed until next month if sufficient ballots (at least 150+) are received.
11/12/2020	Regular	Ballot count moved to Dec 10 th due to lack of returned ballots.
12/10/2020	Regular	Todd Matson, Inspector of Elections reported the results of the ballot count: 138 Yes, 15 no, 3 abstains. Passed. Documents will need be signed in front of a notary (by the Pres & Sec) for recordation. From now, it will only take 50+% to amend CC&R's.
1/14/2021	Regular	Tabled. Waiting for signed CC&R's amendment to be recorded by the County.
2/11/2021	Regular	Special Meeting on Feb 25, 2021, at 1:00pm in parking lot by 7610.
2/25/2021	Bonus	Lengthy discussion. Once complete, draft of Restated Bylaws will be sent to owners to vote (apart or separate from the Restated & Amended CC&R's). Board stopped at Page 7 of Bylaws.
3/11/2021	Regular	Special Meeting on March 16, 2021, at 5:00pm, in parking lot by 7610.
3/16/2021	Bonus	Board finished discussion of Bylaws.





4/8/2021	Regular	Tabled
5/13/2021	Regular	5/24/21 special meeting @5:00PM at board meeting room parking lot.
5/24/2021	Bonus	Board finished discussion of Articles 2,3 and 4 of CC&Rs
6/13/2021	Regular	Tabled
6/14/2021	Bonus	Board finished discussion of Articles 4 and 5 of CC&Rs
7/8/2021	Regular	tabled until special meeting on 7/15/21 at 5:30PM by 7610 Parking area.
7/15/2021	Bonus	Board discussed Articles 6.2, 6.3, 6.4 and 6.5 of CC&Rs
8/12/2021	Regular	tabled until special meeting on 8/19/21 at 5:30PM by Meeting Room.
8/19/2021	Bonus	Board discussed Articles 6.1, 6.2, 6.4, 6.11, 6.13, 7.13, 7.15, 7.20, 7.22, and 7.23 of CC&Rs
9/9/2021	Regular	tabled until special meeting on 9/20/21 at 5:30 in front of the meeting room.
9/20/2021	Bonus	Board discussed Articles 8 and 9 of CC&Rs
10/14/2021	Regular	Joe moved to send (CC&R's)documents to Adams Sterling. Colin Seconded. Howard, Craig, Joe Yes vote. Colin No. Chris abstained.
11/11/2021	Regular	Colin moved to approve changes in the draft of the CC&R's and send to lawyer. Chris seconded. Unanimously approved.
12/9/2021	Regular	In progress – draft of Bylaws & CC&R's emailed to atty. Committees: Revision of fine schedule: Colin moved to solicit a review committee when new CC&R sent to association. Colin voted Yes. Joe, Howard, Chris, Howard voted No. Motion failed.
1/13/2022	Regular	Draft back from lawyer
2/10/2022	Regular	Chris moved to remove Craig as point of contact with lawyer. Craig isn't point of contact, James is. Colin moved to schedule special meeting on Wednesday 2/23 at 6pm via zoom
2/23/2022	Bonus	Board discussed Second Draft of Bylaws and CC&Rs. Colin moved to request full explanation of items/changes from Board not incorporated by Adams Sterling. Joe seconded. Unanimous.
3/10/2022	Regular	Schedule another meeting 3/24/22 at 6pm via zoom
3/24/2022	Bonus	The Board discussed various definitions
4/14/2022	Regular	Special Meeting 4/28/22 at 6pm with new board.
4/28/2022	Bonus	Review of discussion CC&R restatement project and on the progress thus far for newly joined Board Members. Board Members to review lawyer's comments on the suggested changes to the CC&Rs. Board Members to review Condominium Plans.





5/12/2022	Regular	Meeting 5/26 at 6pm
5/26/2022	Bonus	The Board discussed various definitions and Condominium plans. Including maintenance of landings and balconies and who owns lot 4?
6/9/2022	Regular	Special Meeting 6/22/22 at 6pm
6/22/2022	Bonus	Board discussed occupancy restrictions and maintenance. Chris moved to change maintenance philosophy to include outdoor closet doors to have association be responsible for outdoor utility doors. Colin seconded. Lengthy discussion. Tamara moved to withdraw the motion, Joe seconded. Unanimous.
7/14/2022	Regular	Occupancy restrictions, maintenance of exterior doors, exclusive use common areas: 7/28/22 @6pm via zoom
7/28/2022	Bonus	Board discussed maintenance responsibilities of gas lines, patio doors and exclusive use easement. Chris moved to have board put together list of changes between old and new CC&Rs to present to owners and that the board has one week to do so. Colin seconded. Unanimous
8/11/2022	Regular	No extra meeting next month
9/8/2022	Regular	Tabled
10/13/2022	Regular	Tabled
11/10/2022	Regular	2nd draft of bylaws & CC&Rs received back from attys; pipes; utility doors.
12/9/2022	Regular	Joe moved to push through changes with CC&Rs. Tamara seconded. No vote.
1/12/2023	Regular	2nd draft of bylaws & CC&Rs received back from attys; pipes; utility doors Owen moves to schedule a meeting for 2/4/23 at 10AM to discuss updating the CC&RS. The hybrid meeting will be held in the meeting room at 7610 Hollister Ave along with a zoom connection. All in favor. Unanimously approved.
2/4/2023	Bonus	Postponed due to technical difficulties.
2/26/2023	Regular	2nd draft of bylaws & CC&Rs received back from attys; pipes; utility doors.
3/9/2023	Regular	2nd draft of bylaws & CC&Rs received back from attys; pipes; utility doors Gov Docs meeting scheduled for 3/23/23 at 6PM via Zoom & in person at Meeting Room (7610 Hollister)





3/23/2023	Bonus	The Board recently sought a legal opinion regarding maintenance responsibilities of patio storage doors and pipes as indicated in the original Governing Documents (Condominium Plan, CC&Rs, & By-Laws).
5/13/2023	Regular	Tabled

